



Scituate Planning Board

APPLICATION FOR RESIDENTIAL COMPOUND DEVELOPMENT SPECIAL PERMIT 4/14/16

General Information for Applicants:

Any proposal that impacts, or involves any change in, or additional connections to, town sewer or the municipal water supply must present a preliminary plan to the Sewer or Water Commissioners detailing the existing and proposed water and sewer usage before filing an application with the Planning Board.

It is strongly recommended that all applicants meet first with the Town Planner, then schedule an informal discussion with the Planning Board, prior to filing an application for a Residential Compound Development Special Permit. Sketches or draft plans should be brought to these discussions. Applicants are also encouraged to review projects within 100' of wetlands with the Conservation Commission, and location and installation of water, storm drainage and other infrastructure proposed to connect to the town system with the DPW.

The Planning Board reserves the right to disapprove incomplete submissions at any time if, in its opinion, review of the plan is hampered by the absence of required information. In the event that incomplete plans are submitted to the Board, after opening a Public Hearing, the Board may vote to disapprove the plan and return plans to the applicant as incomplete. The Board shall cite those specific regulations with which the plan is not in compliance in a letter noting the reason for the Board's action, which shall be filed with the Town Clerk. In the event of such disapproval, the Board reserves the right to retain any filing or review fees.

Checklist for applicants:

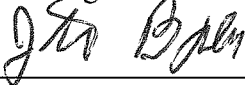
When applying for approval of a Residential Compound Development Special Permit, please include the following in your submission:

- ☒ 1) Twenty copies of this form with an original signature, the deed to the property, a signed purchase and sales agreement, and /or documentation authorizing submission by anyone other than the owner as applicable;
- ☒ 2) 20 copies of the plan prepared in accordance with Town of Scituate Zoning Bylaw, Section 610.2.D, Residential Compound Developments, and Section 770, Site Plan Review. All plan copies must be folded.
- ☒ 3) A statement how the proposed development is in harmony with the general purpose and intent of the Residential Compound Development and why it is advantageous for the Town to depart from the requirements of the bylaw otherwise applicable to residential districts;
- ☒ 4) A check for \$500 payable to the Town of Scituate;
- ☒ 5) PDF files of the full application package including deed restrictions and plan;
- ☒ 6) The most recent tax bill showing all taxes are paid in full;
- ☒ 7) Description of Open Space and its protection restriction;
- ☒ 8) Documentation from the Board of Health or Board of Selectmen of its approval/disapproval of

the plan or connecting to sewer is feasible;

✓9) A copy of a completed Request for Abutters; and

✓10) Twenty copies of a written summary of the results of the drainage calculations and function of the drainage system; eight copies of drainage calculations prepared by a Registered Professional Engineer and a deposit to cover the cost of review by the town's consulting engineer. Check with the Planning Board staff to find out if this will be necessary.

Name of Applicant: DIAMOND DEVELOPMENT	Address: P.O. Box 1480 DUXBURY MA 02331	Phone: 781-820-4700
Owner of Property if different from applicant: 40 JOHN Y. BRADY	Address: 47 TURNER ROAD SCITUATE	Phone: 781-545-3474
Address or Location of Property and Area (sq. ft.): 105 HATHERLY RD 143,497 SF	Map-Block-Lot: 39-6-16 & 16A	Present Zoning: R3
Tract Frontage: 289'	Lot size: 5600	Width of private access road: 20'
Name of Engineer or Surveyor: ROSS ENG. CO., INC.	Address: 683 MAIN ST. NORWELL, MA	Phone: 781-659-1325
Present Building Footprint(s): 1320 SF	Proposed Building Footprint(s): 8752 SF	Zoning relief requested? (Please attach application +/- or decision.) N/A
Present Use of Property: SINGLE FAMILY RESIDENTIAL	Proposed Use(s) or Change in Use: SAME	Open Space: N/A 610.2.D.
Parking Spaces Presently Needed: 2	Parking Spaces Needed by New or Expanded Use: 8	No. of Additional Parking Spaces required by New or Expanded Use 6
Applicant's Signature: 		Owner's Signature (If Not Applicant):
Date of Submission:		Owner's Address:
Received by Planning Board:		
Received by Town Clerk:		

Locus Deed



2016 00742505

Bk: 615 Pg: 104 Cert: 123104

Doc: DEED 02/29/2016 01:55 PM

ATTEST: John R. Buckley, Jr. Register

Plymouth County Registry of Deeds

CANCELLED

MASSACHUSETTS EXCISE TAX

Plymouth District ROD #11 001

Date: 02/29/2016 01:55 PM

Ctrl# 089337 08994 Doc# 00742505

Fee: \$1,824.00 Cons: \$400,000.00

QUITCLAIM DEED

We, Karen A. Brady Pipes and Donald C. Pipes, a married couple, of Scituate, Massachusetts (hereinafter called "Grantor")

for consideration paid of Four Hundred Thousand Dollars and 00/100 (\$400,000.00)

Grant to J. Stephen Bjorklund and Mark K. Winchester, Trustees of the Diamond Development Realty Trust, u/d/t dated December 8, 1997 and recorded with the Plymouth County Registry of Deeds in Book 15719 Page 133, with a mailing address of P.O. Box 1480, Duxbury, MA 02331 (hereinafter called "Grantee")

With *Quitclaim Covenants*,

A certain parcel of land with the buildings thereon situated in Scituate, Plymouth County, Massachusetts, bounded and described as follows:

Northeasterly	by Hatherly Road, 139.51 feet;
Southeasterly	by Lot 939 on the plan hereinafter mentioned, 115 feet;
Northeasterly	by said Lot 939 and lands now or formerly of Annie W. Savage and James W. Turner, 125 feet;
Southeasterly	by Lots 938, 937 and 936 on said plan, 244.31 feet;
Westerly	23.7 feet;
Southeasterly	278.08 feet; and
Southwesterly	130 feet by Lot 23 on said plan;
Northwesterly	by Lots 932, 858, 859, and 860 on said plan, 438.17 feet;
Northeasterly	107.30 feet; and
Northwesterly	115.00 feet by Lot 940 on said plan.

Said parcel is shown as Lot 941 on subdivision plan #3301N. drawn by Loring H. Jacobs and Associates Inc., Surveyors dated February 26, 1970 and filed with said Registry District of the Land Court with Certificate of Title No. 46848.

Said lot is subject to and has the benefit of the reservations as set forth in certain deeds, filed and registered as documents #1333, #2022, #4406 and #4445.

Said lot is also subject to and has the benefit of the reservations set forth in a certain deed from the Rockland Trust Company, Trustee, to Annie W. Savage, dated May 11, 1920, filed as document #1428.

Property address: 105 Hatherly Road, Scituate, Massachusetts 02066

For title reference see Certificate No. 118172.

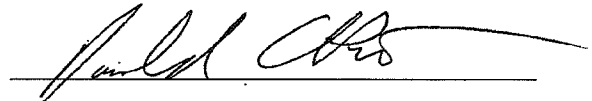
PROPERTY ADDRESS: 105 HATHERLY RD. SCITUATE, MA 02066
GRANTEE ADDRESS: PO BOX 1480, DUXBURY, MA 02331

We, Karen A. Brady Pipes and Donald C. Pipes do hereby release any and all homestead rights that we have in the property located at 105 Hatherly Road, Scituate, Massachusetts and further state that there is no other person who can claim the benefit of a homestead in the property.

WITNESS OUR HANDS AND SEALS this 26th day of February, 2016.



Karen A. Brady Pipes

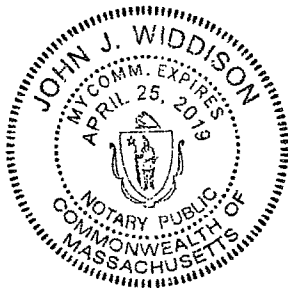


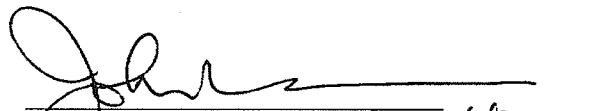
Donald C. Pipes

COMMONWEALTH OF MASSACHUSETTS

Plymouth, ss

On this 26th day of February, 2016, before me the undersigned notary public, personally appeared, Karen A. Brady Pipes and Donald C. Pipes and proved to me through satisfactory evidence of identification, which were DRIVERS LICENSES to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.




Notary Public: John J Widdison
My commission expires: 4/25/19

Doc 00742505

Plymouth County LAND COURT
Registry District

RECEIVED FOR REGISTRATION

On: Feb 29, 2016 at 01:55P

Document Fee 125.00

Receipt Total: \$2,018.00

NOTED ON: CERT 123104 BK 00615 Pg 104

ALSO NOTED ON: CERT 118172 BK 590 Pg 172

(Trust)
OK

118172

2) 125
1100

SS 1,824-
3092



Transfer Certificate of Title

Cert No:118172
Book:590 Page: 172
Doc No:699289

From Certificate No. 118171
Originally Registered October 25, 2012
in Registration Book 590
Page 171
for the Registry District of Plymouth County.

This is to Certify that

KAREN A BRADY PIPES and DONALD C PIPES of Scituate in the County of Plymouth and the Commonwealth of Massachusetts,

are the owners in fee simple, as tenants by the entirety, of that certain parcel of land situate in **SCITUATE**, in the County of Plymouth and said Commonwealth, described as follows:

Being Lot 941 on subdivision plan #3301N, drawn by Loring H. Jacobs and Associates Inc., Surveyors, dated February 26, 1970, filed with Certificate of Title No. 46848.

Said lot is subject to and has the benefit of the reservations as set forth in certain deeds, filed and registered as documents #1333, #2022, #4406 and #4445.

Said lot is also subject to and has the benefit of the reservations set forth in a certain deed from Rockland Trust Company, Trustee, to Annie W. Savage, dated May 11, 1920, filed and registered as document #1428.

And it is further certified that said land is under the operation and provisions of Chapter 185 of the General Laws and any amendments thereto, and that the title of said

KAREN A BRADY PIPES and DONALD C PIPES

to said land is registered under said Chapter subject, however, to any of the encumbrances mentioned in Section forty-six of said Chapter, and any amendments thereto, which may be subsisting, and subject also as aforesaid.

Witness, Karyn F. Scheier, Chief Justice of the Land Court, Department of the Trial Court, at Plymouth in said county of Plymouth the twenty-fifth day of October the year two thousand and twelve at 11 o'clock and 9 minutes in the forenoon.

Attest , with the seal of said Court,

John R. Buckley, Jr., Esquire, Assistant Recorder

Land Court Case No. 3301

Address of Owner 105 HATHERLY ROAD SCITUATE MA 02066
Property Address 105 HATHERLY ROAD SCITUATE MA 02066

Memoranda Of Encumbrances

Cert No: 118172,123104

Book/Page: 00615/104

Cert No	118172
Document Number	589057
Kind	MTG
In Favor of	TELEPHONE WORKERS CREDIT UNION
Date of Instr	06/29/2005
Terms	\$80,300 SEE DOC
Date of Reg	07/05/2005
Time of Reg	8:42AM

Cert No	118172
Document Number	699290
Kind	MTG
In Favor of	BRADY CLARE M , WIGMORE DEIRDRE M
Date of Instr	09/07/2012
Terms	\$150,000 SEE DOC
Date of Reg	10/25/2012
Time of Reg	11:09AM

Cert No	118172
Document Number	700499
Kind	DIS
In Favor of	
Date of Instr	11/19/2012
Terms	DOC 699290
Date of Reg	11/21/2012
Time of Reg	9:59AM

Cert No	118172
Document Number	700500

Kind MLC
In Favor of
Date of Instr 09/18/2012
Terms MUNICIPAL LIEN
Date of Reg 11/21/2012
Time of Reg 9:59AM

Cert No 118172
Document 700501
Number
Kind MTG
In Favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEM INC
Date of Instr 11/16/2012
Terms \$275,805 SEE DOC
Date of Reg 11/21/2012
Time of Reg 9:59AM

Cert No 123104
Document 700501
Number
Kind MTG
In Favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEM INC
Date of Instr 11/16/2012
Terms \$275,000 SEE DOC
Date of Reg 11/21/2012
Time of Reg 9:59AM

Cert No 118172
Document 700833
Number
Kind DIS
In Favor of
Date of Instr 11/23/2012
Terms DOC 589087
Date of Reg 11/29/2012
Time of Reg 2:01PM

Cert No 118172
Document 702485
Number

Kind	DCLN HMSTD
In Favor of	
Date of Instr	12/21/2012
Terms	DECLARATION OF HOMESTEAD SEE DOC
Date of Reg	01/03/2013
Time of Reg	12:42PM

Cert No	118172
Document	742504
Number	
Kind	MLC
In Favor of	
Date of Instr	02/03/2016
Terms	MUNICIPAL LIEN
Date of Reg	02/29/2016
Time of Reg	1:55PM

Cert No	118172
Document	742505
Number	
Kind	DEED
In Favor of	BJORKLUND J STEPHEN TR , WINCHESTER MARK K TR , DIAMOND DEVELOPMENT REALTY TRUST
Date of Instr	02/26/2016
Terms	CANCELLED IN FULL
Date of Reg	02/29/2016
Time of Reg	1:55PM

Cert No	123104
Document	742988
Number	
Kind	DIS
In Favor of	
Date of Instr	03/05/2016
Terms	DOC 700501
Date of Reg	03/15/2016
Time of Reg	2:40PM

Cert No	123104
Document	743998

Number
Kind MLC
In Favor of
Date of Instr 04/05/2016
Terms MUNICIPAL LIEN
Date of Reg 04/12/2016
Time of Reg 2:34PM

Cert No 123104
Document 743999
Number
Kind CRTF
In Favor of
Date of Instr 04/12/2016
Terms SEE DOC
Date of Reg 04/12/2016
Time of Reg 2:34PM

Cert No 123104
Document 744000
Number
Kind MORTGAGE & AGREEMENT
In Favor of COASTAL HERITAGE BANK
Date of Instr 04/12/2016
Terms \$300,000 SEE DOC
Date of Reg 04/12/2016
Time of Reg 2:34PM

Cert No 123104
Document 744001
Number
Kind ASST
In Favor of COASTAL HERITAGE BANK
Date of Instr 04/12/2016
Terms ASST OF LEASES & RENTS SEE DOC
Date of Reg 04/12/2016
Time of Reg 2:34PM

Cert No
Document

Number

Kind

In Favor of

Date of Instr

Terms

Date of Reg

Time of Reg

Purchase and Sales Agreement

**STANDARD FORM
PURCHASE AND SALE AGREEMENT**

From the Office of:
Michael C. Hayes
43 Front Street, Suite 2
Scituate, MA 02066
Telephone 781-545-2200
FAX: 781-545-1980

This 11th day of **December, 2015**

1. PARTIES and MAILING ADDRESSES:

OPWNER OF RECORD

hereinafter called the SELLER, agrees to SELL and

**J. STEPHEN BJORKLUND AND MARK K. WINCHESTER, TRUSTEES
DIAMOND DEVELOPMENT REALTY TRUST
PO BOX 1480
Duxbury, MA 02331**

hereinafter called the BUYER, agrees to BUY, upon the terms hereinafter set forth, the following described premises:

2. DESCRIPTION:

The land located in **Scituate, Plymouth County, Massachusetts** known as and numbered on **Hatherly Road, being shown as LOT 939 and LOT of Annie W. Savage on Land Court Plan 3301N, filed with Certificate of Title No.46848.**

3. BUILDINGS, STRUCTURES, IMPROVEMENTS, FIXTURES:

Included in the sale as a part of said premises are the land and any improvements thereon, if any, located upon the premises.

4. TITLE DEED:

Said premises are to be conveyed by a good and sufficient quitclaim deed running to the BUYER, or to the nominee designated by the BUYER by written notice to the SELLER at least seven days before the deed is to be delivered as herein provided, and said deed shall convey a good and clear record and marketable title thereto, free from encumbrances, except:

- (a) Provisions of existing building and zoning laws;
- (b) Existing rights and obligations in party walls which are not the subject of written agreement;
- (c) Such taxes for the then current fiscal year as are not due and payable on the date of the delivery of such deed;
- (d) Any liens for municipal betterments assessed after the date of this agreement;

NA.

24. LIABILITY OF TRUSTEE, SHAREHOLDER, BENEFICIARY, etc.:

If the SELLER or BUYER executes this agreement in a representative or fiduciary capacity, only the principal or the estate represented shall be bound, and neither the SELLER or BUYER so executing, nor any shareholder or beneficiary of any trust, shall be personally liable for any obligation, express or implied, hereunder.

25. WARRANTIES AND REPRESENTATIONS:

The BUYER acknowledges that the BUYER has not been influenced to enter into this transaction nor has he relied upon any warranties or representations not set forth or incorporated in this agreement or previously made in writing, except for the following additional warranties and representations, if any, made by either the SELLER or the Broker(s):
NONE. Property sold "AS IS" and "WHERE IS".

26. MORTGAGE CONTINGENCY CLAUSE:

NA

27. CONSTRUCTION OF AGREEMENT:

This instrument, executed in multiple counterparts, is to be construed as a Massachusetts contract, is to take effect as a sealed instrument, sets forth the entire contract between the parties, is binding upon and enures to the benefit of the parties hereto and their respective heirs, devisees, executors, administrators, successors and assigns, and may be cancelled, modified or amended only by a written instrument executed by both the SELLER and the BUYER. If two or more persons are named herein as BUYER their obligations hereunder shall be joint and several. The captions and marginal notes are used only as a matter of convenience and are not to be considered a part of this agreement or to be used in determining the intent of the parties to it.

28. LEAD PAINT LAW:

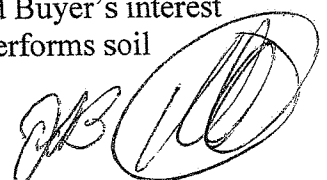
NA – LAND ONLY.

29. SMOKE AND CARBON MONOXIDE DETECTORS:

NA – LAND ONLY

30. ADDITIONAL PROVISIONS:

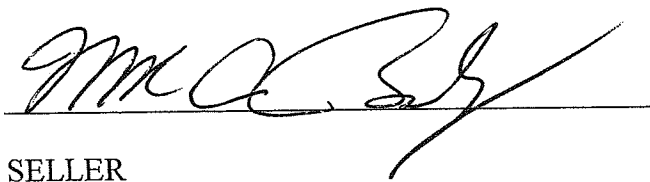
30 (a) The Agreement is contingent upon Buyer, at Buyer's sole cost and expense, obtaining all required approvals and permits to construct single family dwellings upon the premises combined with LOT 941, including applicable appeal periods, if any. Buyer shall use all due diligence to obtain same, and Seller does hereby authorize the Buyer to represent Seller and Buyer's interest before any Board, Authority or Court pursuant this Agreement. After Buyer performs soil

Handwritten signature and initials in the bottom right corner of the page.

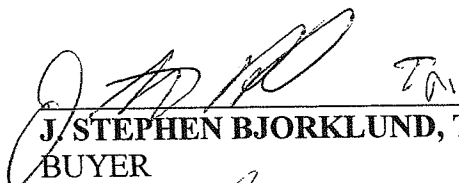
evaluation tests on the premises and engineering, the Buyer shall, in a workmanlike manner, backfill and repair all soil test holes. If Buyer fails to purchase the property, then the Buyer shall give all engineering to the Seller.

30 (b) This Agreement is subject to the Buyer, at Buyer's sole cost and expense obtaining all required permits to construct single family dwellings upon the premises combined with LOT 941. Buyer will use all due diligence and take all required steps to obtain said permits, and at Buyer's option, and at Buyer's sole cost and expense, appeal any and all denials by any Board or Commission.


NOTICE: This is a legal document that creates binding obligations. If not understood, consult an attorney.



SELLER



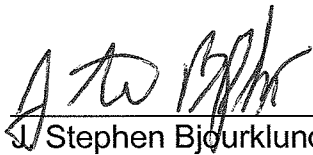
J. STEPHEN BJORKLUND, TRUSTEE
BUYER



MARK K. WINCHESTER, TRUSTEE
BUYER

Authorization Agreement

Diamond Development Corporation (hereafter the applicant), a Massachusetts Corporation doing business at P.O. Box 1480 Duxbury, MA 02331 hereby grants authorization to Ross Engineering Co., Inc, a Massachusetts business located at 683 Main Street in Norwell, MA 02061, its employees, and agents to represent the applicant before any Board, Authority, and or Court pursuant to obtaining any and all applicable permits associated with the applicant's project located at 105 Hatherly Road in Scituate, MA.



Stephen Bjourklund

4-19-16

Date

Proposal in Harmony Intent of Bylaw

The proposed Residential Compound Development is in harmony with the intent of Section 610 2.D of the zoning bylaw as it has achieved the bylaws goals. The primary goals that the proposed Residential Compound Development has achieved is that it has eliminated the need to construct a subdivision road. A narrow rural looking private access drive will service the lots that will reduce the need for excessive clearing and grading and will also reduce the size of stormwater controls. The detention basin is noticeably smaller on this site compared to most 4 lot subdivisions. The Town of Scituate will not be required to maintain the private access drive nor will it be required to maintain the stormwater control.

Most Recent Tax Bill

THE COMMONWEALTH OF MASSACHUSETTS
TOWN OF SCITUATE
OFFICE OF THE COLLECTOR OF TAXES

FISCAL YEAR 2016 REAL ESTATE TAX BILL

Based on assessments as of January 1, 2015, your Real Estate Tax for the fiscal year beginning July 1, 2015, and ending June 30, 2016 on the parcel of real estate described below is as follows:
Office Hours: Mon/Wed/Thu: 8:30 am to 4:45 pm
Tue: 8:30am to 7:30pm Fri: 8:30 am to 11:45am
Collector: 781-545-8718, Assessor: 545-8712

Bill# 776

TAX RATE PER \$1000				REAL ESTATE PROPERTY		Real Estate Tax:	
Class 1 Residential	Class 2 Open Space	Class 3 Commercial	Class 4 Industrial	Description	Cls	Valuation	Total Tax & Sp. Assessments Due:
14.14	14.14	14.14	14.14	5600 SF	1	13,200	186.65
Parcel ID: 39-06-016-A				Type		SPECIAL ASSESSMENTS	
Class: 132				Amount		Interest	
Book: 2302				Total Valuation		13,200	
Page: 30				Taxable Valuation		13,200	
Ctf.:				Total Special Assessments		Preliminary Tax: 90.86	
Date: 01/01/1954				3rd Payment Due By 02/01/2016:		Abatement/Exemption: Payments Made: (Int=2.44) 234.54	
Location: 103 HATHERLY RD				4th Payment Due By 05/02/2016:		Interest: Balance Due:	
ABATEMENT APPLICATIONS TO ASSESSORS DUE: 02/01/2016				***** CREDIT BALANCE *****>		-47.89	
<div style="border: 1px solid black; padding: 5px;"> BRADY BERTHA & WILLIAM C/O JOHN BRADY 47 TURNER ROAD SCITUATE, MA 02066 </div>				PAYMENTS MADE		Interest at the rate of 14% per annum will accrue on overdue payments from the due date until payment is made.	
				3rd Qtr		Please remit to: Town of Scituate - WITH STUB!	
This form approved by Commissioner of Revenue				4th Qtr		PO Box 4137 Woburn, MA 01888-4137 or at www.scituatema.gov Collector: PAMELA J. AVITABILE	

SEE REVERSE SIDE FOR IMPORTANT INFORMATION *PLEASE RETAIN THIS PORTION FOR YOUR RECORDS*

=====> PLEASE RETURN THIS STUB WITH YOUR 4th Qtr PAYMENT <===== RE 2016-4
FISCAL YEAR 2016 REAL ESTATE TAX BILL
TOWN OF SCITUATE

Please remit to:
Town of Scituate - WITH STUB!
PO Box 4137
Woburn, MA 01888-4137
or at www.scituatema.gov

Parcel ID: 39-06-016-A Bill# 776

Payment due by 05/02/2016: -47.89

Location: 103 HATHERLY RD

BRADY BERTHA & WILLIAM
C/O JOHN BRADY
47 TURNER ROAD
SCITUATE, MA 02066

Interest:

Amount
remitted:

PLEASE DO NOT STAPLE OR FOLD.

TO PAY ONLINE, GO TO WWW.SCITUATEMA.GOV

***** NO PAYMENT DUE *****

=====> PLEASE RETURN THIS STUB WITH YOUR 3rd Qtr PAYMENT <===== RE 2016-3
FISCAL YEAR 2016 REAL ESTATE TAX BILL
TOWN OF SCITUATE

Please remit to:
Town of Scituate - WITH STUB!
PO Box 4137
Woburn, MA 01888-4137
or at www.scituatema.gov

Parcel ID: 39-06-016-A Bill# 776

Payment due by 05/02/2016: 0.00

Location: 103 HATHERLY RD

BRADY BERTHA & WILLIAM
C/O JOHN BRADY
47 TURNER ROAD
SCITUATE, MA 02066

Interest:

Amount
remitted:

PLEASE DO NOT STAPLE OR FOLD.

***** NO PAYMENT DUE *****

THE COMMONWEALTH OF MASSACHUSETTS
TOWN OF SCITUATE
OFFICE OF THE COLLECTOR OF TAXES

FISCAL YEAR 2016 REAL ESTATE TAX BILL

Based on assessments as of January 1, 2015, your Real Estate Tax for the fiscal year beginning July 1, 2015, and ending June 30, 2016 on the parcel of real estate described below is as follows:
Office Hours: Mon/Wed/Thu: 8:30 am to 4:45 pm
Tue: 8:30am to 7:30pm Fri: 8:30 am to 11:45am
Collector: 781-545-8718, Assessor: 545-8712

Bill# 6562

TAX RATE PER \$1000				REAL ESTATE PROPERTY		Real Estate Tax:	
Class 1 Residential	Class 2 Open Space	Class 3 Commercial	Class 4 Industrial	Description	Cls	Valuation	Total Tax & Sp. Assessments Due:
14.14	14.14	14.14	14.14	3.03 AC BUILDING	1	280,300	5,705.49
Parcel ID 39-06-017				OUT BUILDING	1	120,800	5,834.23
SPECIAL ASSESSMENTS				Total Valuation		403,500	Preliminary Tax:
Type				Taxable Valuation		403,500	2,900.04
Amount							Abatement/Exemption:
Interest							Payments Made:
CPF							4,367.14
128.74							Interest:
Total Special Assessments							Balance Due:
128.74							3rd Payment Due By 02/01/2016:
Location: 105 HATHERLY RD							4th Payment Due By 05/02/2016:
							1,467.09
ABATEMENT APPLICATIONS TO ASSESSORS DUE: 02/01/2016				PAYMENTS MADE		***** TOTAL AMOUNT *****>	
PIPES KAREN BRADY & DONALD C 105 HATHERLY RD SCITUATE, MA 02066				3rd Qtr		Interest at the rate of 14% per annum will accrue on overdue payments from the due date until payment is made.	
				4th Qtr		Please remit to: Town of Scituate - WITH STUB! PO Box 4137 Woburn, MA 01888-4137 or at www.scituatema.gov Collector: PAMELA J. AVITABILE	
This form approved by Commissioner of Revenue				SEE REVERSE SIDE FOR IMPORTANT INFORMATION *PLEASE RETAIN THIS PORTION FOR YOUR RECORDS*			

=====> PLEASE RETURN THIS STUB WITH YOUR 4th Qtr PAYMENT <===== RE 2016-4
FISCAL YEAR 2016 REAL ESTATE TAX BILL
TOWN OF SCITUATE

Please remit to:
Town of Scituate - WITH STUB!
PO Box 4137
Woburn, MA 01888-4137
or at www.scituatema.gov

Parcel ID: 39-06-017 Bill# 6562

Payment due by 05/02/2016: 1,467.09

Location: 105 HATHERLY RD

PIPES KAREN BRADY & DONALD C
105 HATHERLY RD
SCITUATE, MA 02066

Interest: _____

Amount remitted:

PLEASE DO NOT STAPLE OR FOLD.

TO PAY ONLINE, GO TO WWW.SCITUATEMA.GOV

011160000006562000014670900442016201605028

=====> PLEASE RETURN THIS STUB WITH YOUR 3rd Qtr PAYMENT <===== RE 2016-3
FISCAL YEAR 2016 REAL ESTATE TAX BILL
TOWN OF SCITUATE

Please remit to:
Town of Scituate - WITH STUB!
PO Box 4137
Woburn, MA 01888-4137
or at www.scituatema.gov

Parcel ID: 39-06-017 Bill# 6562

Payment due by 05/02/2016: 0.00

Location: 105 HATHERLY RD

PIPES KAREN BRADY & DONALD C
105 HATHERLY RD
SCITUATE, MA 02066

Interest: _____

Amount remitted:

PLEASE DO NOT STAPLE OR FOLD.

***** NO PAYMENT DUE *****

4/19/2016	11:01 am	SEQ #	1
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Key: 4433

[illegible][illegible][illegible][illegible]

Town of SCITUATE - Fiscal Year 2016

4/19/2016 11:01 am SEQ # 1

Key: 4436

CURRENT OWNER		PARCEL ID		LOCATION	
PIPES KAREN BRADY & DONALD C		39-6-17-0		105 HATHERLY RD	
S/O BJORKLUND J STEPHEN TR		TRANSFER HISTORY		DOS T SALE PRICE BK-PG (Grt)	
PO BOX 1480		BJORKLUND J STEPHEN TR		02/29/2016 QS 400,000 (123104)	
DUXBURY, MA 02331		PIPES KAREN BRADY & DONALD		10/25/2012 A 150,000 (118172)	
		BRADY KAREN A PIPES & CLAI		10/25/2012 F 1 (118171)	

CD	T	AC/SP/UN	Nth	Intf1	Intf2	Intf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	OS	1.00	100	1.00	R02	1.05	272,895	250,590
300	A	2,112	OS	1.00	100	1.00	R02	1.05	14,070	29,720

TOTAL	3.030 Acres	ZONING	FRNT	123	ASSESSED	CURRENT	PREVIOUS
Nth	OCEANSIDE	N			LAND	280,300	267,000
Intf1	FACTOR 100	O			BUILDING	120,900	120,900
Intf2	PHY 100	E			DETACHED	2,300	2,300
					OTHER	0	0
					TOTAL	403,500	390,200

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	L	0.80	70 0.30		216	35.00	2,300

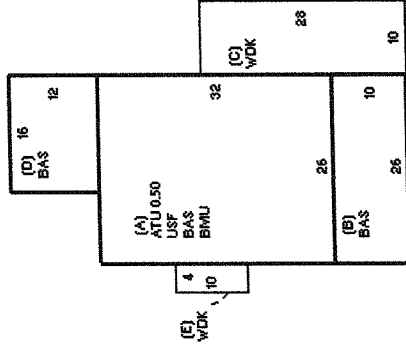
PHOTO 10/21/2003

BLDG COMMENTS

FY12 FR- COLONIAL TO CONV

BUILDING	CD	ADJ	DESC	MEASURE	6/3/2009	PL
MODEL	1		RESIDENTIAL	LIST	6/3/2009	EST
STYLE	7	1.15	CONVENTIONAL [100%]	REVIEW	4/1/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			
YEAR BLT	SIZE ADJ	ADJ	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	2,116	1,150	FOUNDATION	4	CONT BSMT WALL	1.00
\$/INLA(RCN)	\$130	1,000	EXT COVER	4	VINYL	1.00
CAPACITY			ROOF SHAPE	1	GABLE	1.00
STORIES	2.5	1.00	ROOF COVER	2	ASPH SHINGLES	1.00
ROOMS	9	1.00	FLOOR COVER	1	SOFTWOOD	1.00
BEDROOMS	4	1.00	INT FINISH	1	PLASTER	1.00
BATHROOMS	1	1.00	HEATING/COOLING	99	N/A	1.00
# 1/2 BATHS	0	1.00	FUEL SOURCE	99	N/A	1.00
TOT FIXTURES	3	\$2,760				
# UNITS	1	1.00				

TOTAL RCN	274,857	CONDITION	ELEM	CD
20,606	86,715	EXTERIOR		
832	7,613	INTERIOR		
416	147,165	KITCHEN		
1,284	6,112	BATHS		
320	3,886	HEAT		
1		ELECT		
EFF YR/AGE	1949 / 84	COND	52	52% BAD
		FUNC	4	PARTIAL HEA
		ECON	0	
		DEPR	56	% GD 44
		RCNLD		\$120,900



TOWN OF SCITUATE
OFFICE OF THE COLLECTOR OF TAXES

Based on assessments as of January 1, 2015, your Real Estate Tax for the fiscal year beginning July 1, 2015 and ending June 30, 2016 on the parcel of real estate described below is as follows:
Office Hours: Mon/Wed/Thu: 8:30 am to 4:45 pm
Tue: 8:30am to 7:30pm, Fri: 8:30 am to 11:45am
Collector: 781-545-8718, Assessor: 545-8712

Bill# 780

TAX RATE PER \$1000				REAL ESTATE PROPERTY		Real Estate Tax:	
Class 1 Residential	Class 2 Open Space	Class 3 Commercial	Class 4 Industrial	Description	Cls	Valuation	Total Tax & Sp. Assessments Due:
14.14	14.14	14.14	14.14	5692 SF	1	13,200	186.65
Parcel ID 39-06-016 Class: 132 Book: N/A Page: N/A Ctf.: 46849 Date: 01/01/1972 Location: 101 HATHERLY RD				SPECIAL ASSESSMENTS Type Amount Interest Total Special Assessments		Preliminary Tax: 91.60 Abatement/Exemption: Payments Made: (Int=2.46) 234.17 Interest: Balance Due: 3rd Payment Due By 02/01/2016: 4th Payment Due By 05/02/2016: -47.52	
ABATEMENT APPLICATIONS TO ASSESSORS DUE: 02/01/2016				PAYMENTS MADE 3rd Qtr 4th Qtr		***** CREDIT BALANCE *****> -47.52 Interest at the rate of 14% per annum will accrue on overdue payments from the due date until payment is made. Please remit to: Town of Scituate - WITH STUB! PO Box 4137 Woburn, MA 01888-4137 or at www.scituatema.gov Collector: PAMELA J. AVITABILE	

SEE REVERSE SIDE FOR IMPORTANT INFORMATION *PLEASE RETAIN THIS PORTION FOR YOUR RECORDS*

=====> PLEASE RETURN THIS STUB WITH YOUR 4th Qtr PAYMENT <===== RE 2016-4
FISCAL YEAR 2016 REAL ESTATE TAX BILL
TOWN OF SCITUATE

Please remit to:
Town of Scituate - WITH STUB!
PO Box 4137
Woburn, MA 01888-4137
or at www.scituatema.gov

Parcel ID: 39-06-016 Bill# 780

Payment due by 05/02/2016: -47.52

Location: 101 HATHERLY RD

BRADY JOHN Y
47 TURNER ROAD
SCITUATE, MA 02066

Interest: _____

Amount
remitted:

PLEASE DO NOT STAPLE OR FOLD.

TO PAY ONLINE, GO TO WWW.SCITUATEMA.GOV

***** NO PAYMENT DUE *****

=====> PLEASE RETURN THIS STUB WITH YOUR 3rd Qtr PAYMENT <===== RE 2016-3
FISCAL YEAR 2016 REAL ESTATE TAX BILL
TOWN OF SCITUATE

Please remit to:
Town of Scituate - WITH STUB!
PO Box 4137
Woburn, MA 01888-4137
or at www.scituatema.gov

Parcel ID: 39-06-016 Bill# 780

Payment due by 05/02/2016: 0.00

Location: 101 HATHERLY RD

BRADY JOHN Y
47 TURNER ROAD
SCITUATE, MA 02066

Interest: _____

Amount
remitted:

PLEASE DO NOT STAPLE OR FOLD.

***** NO PAYMENT DUE *****

Open Space Description

The proposed Residential Compound Development project is permitted under Section 610.2.D and as such there is no open space requirements for this application rendering the open space requirement non applicable.

The project does offer a nice wooded buffer between Hatherly Road and the site and other portions of the site due to its low impact aspects that are inherent of the goal of Section 610 2.D of the bylaw.

Sewer Connection Approval Documents



TOWN OF SCITUATE
COMMONWEALTH OF MASSACHUSETTS - DEPARTMENT OF PUBLIC WORKS

APPLICATION FORM FOR RESIDENTIAL SEWER PERMITS

To the DEPARTMENT OF PUBLIC WORKS:

Connection Type: ☒ New ☐ Reconnection ☐ Additional Bedrooms

The undersigned, being the OWNER of the property

located at 105-601 Hatheway Rd (OWNER) (OWNER'S AGENT)
(NUMBER) (STREET) hereby requests a permit to install and connect a building sewer.

1. If the residence is not a single-family dwelling, indicate number of Family Living Units who will be using this sewer connection: _____
2. If a residence, **INDICATE NUMBER OF BEDROOMS:** 4
3. The name and address of the Drainer who will perform the proposed work is:

Mark Coughlin Contracting Stark Bridge Rd
NAME ADDRESS

4. Plans and specifications for the proposed building sewer are attached hereto as Exhibit "A."

In consideration of the granting of this permit, the undersigned agrees:

- To accept and abide by all provisions of the Rules and Regulations of the Department of Public Works of the Town of Scituate and all other pertinent ordinances or regulations that may be adopted in the future.
- To maintain the building sewer at no expense to the Town.
- To notify the Department of Public Works and the Board of Health when the building sewer is ready for inspection and connection to the public sewer, but before any portion of the work is covered.
- To certify (by signing below) that no sump pump is connected to the sanitary plumbing of this building.

Date: 2-19-16

Signed [Signature]

Diamond Development
PROPERTY OWNER

P.O. 1450 DUNBURY MA 01501
(ADDRESS OF PROPERTY OWNER)

Building has existing sump pump: YES ☐ NO ☒

781-520-4700
(TELEPHONE NUMBER OF PROPERTY OWNER)

DIG SAFE NO: 20160702534

DO NOT WRITE BELOW LINE

Application No: _____ Date: _____

☐ Application approved and permit issued.

Permit No: _____ Date: _____

Town Administrator's Approval

Application Fee Paid: _____

Department of Public Works

Connection Fee Paid: _____

By: [Signature]

- ☐ Applicant Notified of Status
☐ Sump Pump Inspection Complete

☒ Engineering Drawings Required

REMARKS: _____
(Date)

Replace pipe to MH & seal MH @
Pipe Penetration

3 New Additional connections 12/1/10





TOWN OF SCITUATE
COMMONWEALTH OF MASSACHUSETTS - DEPARTMENT OF PUBLIC WORKS

APPLICATION FORM FOR RESIDENTIAL SEWER PERMITS

To the DEPARTMENT OF PUBLIC WORKS:

Connection Type: ☒ New ☐ Reconnection ☐ Additional Bedrooms

The undersigned, being the OWNER of the property

located at 105-LOT 2 HATHAWAY RD hereby requests a permit to install and connect a building sewer.
(NUMBER) (STREET)

1. If the residence is not a single-family dwelling, indicate number of Family Living Units who will be using this sewer connection: _____

2. If a residence, **INDICATE NUMBER OF BEDROOMS:** 4

3. The name and address of the Drainlayer who will perform the proposed work is:

Maureen Catady
NAME

Stockbridge RD
ADDRESS

4. Plans and specifications for the proposed building sewer are attached hereto as Exhibit "A."

In consideration of the granting of this permit, the undersigned agrees:

- To accept and abide by all provisions of the Rules and Regulations of the Department of Public Works of the Town of Scituate and all other pertinent ordinances or regulations that may be adopted in the future.
- To maintain the building sewer at no expense to the Town.
- To notify the Department of Public Works and the Board of Health when the building sewer is ready for inspection and connection to the public sewer, but before any portion of the work is covered.
- To certify (by signing below) that no sump pump is connected to the sanitary plumbing of this building.

Date: 2-19-16

Signed: [Signature]

Diamond Development
PROPERTY OWNER

PO 1480 DUNBURY MA 02033
(ADDRESS OF PROPERTY OWNER)

Building has existing sump pump: YES ☐ NO ☒

781-820-4700
(TELEPHONE NUMBER OF PROPERTY OWNER)

DIG SAFE NO: 20160702534

DO NOT WRITE BELOW LINE

Application No: _____ Date: _____

☐ Application approved and permit issued.

Permit No: _____ Date: _____

Town Administrator's Approval

Application Fee Paid: _____

Department of Public Works

Connection Fee Paid: _____

By: [Signature]

☐ Applicant Notified of Status

☐ Engineering Drawings Required

☐ Sump Pump Inspection Complete

(Date)

REMARKS:



TOWN OF SCITUATE
COMMONWEALTH OF MASSACHUSETTS - DEPARTMENT OF PUBLIC WORKS

APPLICATION FORM FOR RESIDENTIAL SEWER PERMITS

To the DEPARTMENT OF PUBLIC WORKS:

Connection Type: ☒ New ☐ Reconnection ☐ Additional Bedrooms

The undersigned, being the owner of the property

located at 105 LOT 3 Hatherly Rd (NUMBER) (STREET) (OWNER) (OWNER'S AGENT) hereby requests a permit to install and connect a building sewer.

1. If the residence is not a single-family dwelling, indicate number of Family Living Units who will be using this sewer connection: _____

2. If a residence, **INDICATE NUMBER OF BEDROOMS:** 4

3. The name and address of the Drainer who will perform the proposed work is:

Plan Kunch Contractor Stack Bridge
NAME ADDRESS

4. Plans and specifications for the proposed building sewer are attached hereto as Exhibit "A."

In consideration of the granting of this permit, the undersigned agrees:

- To accept and abide by all provisions of the Rules and Regulations of the Department of Public Works of the Town of Scituate and all other pertinent ordinances or regulations that may be adopted in the future.
- To maintain the building sewer at no expense to the Town.
- To notify the Department of Public Works and the Board of Health when the building sewer is ready for inspection and connection to the public sewer, but before any portion of the work is covered.
- To certify (by signing below) that no sump pump is connected to the sanitary plumbing of this building.

Date: 2-19-16

Signed [Signature]

Diamond Development
PROPERTY OWNER

PO 1480 DUTCHMAN 02331
(ADDRESS OF PROPERTY OWNER)

Building has existing sump pump: YES ☐ NO ☒

781-820-4700
(TELEPHONE NUMBER OF PROPERTY OWNER)

DIG SAFE NO: 2016 070 2534

DO NOT WRITE BELOW LINE

Application No: _____ Date: _____

☐ Application approved and permit issued.

Permit No: _____ Date: _____

Town Administrator's Approval

Application Fee Paid: _____

Department of Public Works

Connection Fee Paid: _____

By: [Signature]

☐ Applicant Notified of Status

☐ Engineering Drawings Required

☐ Sump Pump Inspection Complete

(Date)

REMARKS:



TOWN OF SCITUATE
COMMONWEALTH OF MASSACHUSETTS - DEPARTMENT OF PUBLIC WORKS

APPLICATION FORM FOR RESIDENTIAL SEWER PERMITS

To the DEPARTMENT OF PUBLIC WORKS:

Connection Type: ☐ New ☒ Reconnection ☐ Additional Bedrooms

The undersigned, being the OWNER of the property

located at 105 Lot 4 Hathorly Rd ^(OWNER) ^(OWNER'S AGENT) hereby requests a permit to install and connect a building sewer.
(NUMBER) (STREET)

1. If the residence is not a single-family dwelling, indicate number of Family Living Units who will be using this sewer connection: _____
2. If a residence, **INDICATE NUMBER OF BEDROOMS:** 4
3. The name and address of the Drainlayer who will perform the proposed work is:

Mankewich Carl Stackbridge Rd
NAME ADDRESS

4. Plans and specifications for the proposed building sewer are attached hereto as Exhibit "A."

In consideration of the granting of this permit, the undersigned agrees:

- To accept and abide by all provisions of the Rules and Regulations of the Department of Public Works of the Town of Scituate and all other pertinent ordinances or regulations that may be adopted in the future.
- To maintain the building sewer at no expense to the Town.
- To notify the Department of Public Works and the Board of Health when the building sewer is ready for inspection and connection to the public sewer, but *before any portion of the work is covered*.
- To certify (by signing below) that no sump pump is connected to the sanitary plumbing of this building.

Date: 2-19-16

Signed [Signature]

Dignard Dagnmont
PROPERTY OWNER

P.O. 1480 Duxbury MA 02331
(ADDRESS OF PROPERTY OWNER)

Building has existing sump pump: YES ☒ NO ☐

781 820 4700
(TELEPHONE NUMBER OF PROPERTY OWNER)

DIG SAFE NO: 20160702534

DO NOT WRITE BELOW LINE

Application No: _____ Date: _____

☐ Application approved and permit issued.

Permit No: _____ Date: _____

Town Administrator's Approval

Application Fee Paid: _____

Department of Public Works

Connection Fee Paid: _____

By: [Signature]

- ☐ Applicant Notified of Status
☐ Sump Pump Inspection Complete

☐ Engineering Drawings Required

(Date)

REMARKS:

Application for Special Permit List of Abutters

TOWN OF SCITUATE



600 Chief Justice Cushing Highway
Scituate, Massachusetts 02066
Phone: 781-545-8730
FAX: 781-545-8704

Planning Board

ABUTTER LIST – PLANNING BOARD SPECIAL PERMIT

I HEREBY REQUEST A CERTIFIED LIST OF ABUTTERS FOR A **SPECIAL PERMIT PUBLIC HEARING** WITH THE PLANNING BOARD FOR PROPERTY LOCATED AT 105 HATHERLY ROAD SHOWN ON ASSESSOR'S MAPS AS 39-6-16, 39-6-16A, AND 39-6-17 (MAP-BLOCK-LOT OF ALL PARCELS PROPOSED FOR DEVELOPMENT.)

THE ABUTTERS TO BE NOTIFIED ARE ALL ABUTTING PROPERTIES INCLUDING ABUTTERS TO ABUTTERS WITHIN 300' OF THE OUTSIDE BOUNDARY OF THE PARCEL(S) .

DATE: _____

4-19-16



SIGNATURE

Summary of Drainage Calculations and function of Drainage System

DESIGN POINT 1
Existing Catchbasin in Hatherly Road
PEAK DISCHARGE RATES

Storm Frequency T-year Interval	Pre-Development Conditions (cfs)	Post-Development Conditions (cfs)
2	7.36	4.60
10	15.57	11.05
100	28.07	20.58

Comparative Total Discharge Volume Charts

The tables listed below illustrate how the discharge volumes of runoff for the three design storms have been mitigated for the design points of the analysis.

DESIGN POINT 1
Existing Catchbasin in Hatherly Road
TOTAL DISCHARGE VOLUMES

Storm Frequency T-year Interval	Pre-Development Conditions (AF)	Post-Development Conditions (AF)
2	0.727	0.709
10	1.400	1.381
100	2.539	2.519

The results of this analysis indicate that the proposed drainage system will reduce the peak flow and volume of discharge of stormwater off site to below that of the pre development condition. These reductions are shown for the 2-year, 10-year, and 100-year rainfall events. The results shown above satisfy the requirements of BMP Standard 2 of the DEP Stormwater Management Regulations and the performance standards prescribed in the Cohasset Stormwater Management Bylaw.

The drainage system consists of subsurface recharge systems to control runoff from the proposed rooftops with over flow outlets to a closed drainage system within the proposed access drive. Water Quality Swales are employed in the drainage system to control, mitigate, retain, and recharge surface stormwater runoff.

The closed system consists of overland flow discharging into gutter flow which will then flow into a deep sump catchbasin. The catchbasin will then flow into an extended dry basin. The extended dry basin force the water quality volume (WQV) to meander through a grassed portion of the basin confining between two shallow berms within the basin and thus filtering it filtering it. The WQV will then settle and pool over a sand filter where it will then discharge into a water quality swale into the onsite BVW. All TSS removal associated with the stormwater managements will be achieved without the need of infiltration. All mitigation will be achieved without the need for mitigation.

Stormwater discharges exceeding the WQV will have the first ½" of runoff treated and then the water level will over top the two shallow berms within the basin and be retained in a low lying area of the basin below the outlet invert elevations. This volume retained in the detention basin will provide the offsite volume control required by the stormwater permit. The remainder of the basin will provide stormwater peak discharge mitigation.